



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
CREATE A 39 LOT = 2 TRACT SUBDIVISION		

APPLICATION INFORMATION		
Applicant: PV DURANGO LLC		Phone:
Address: 4350 LA JOLLA VILLAGE DR STE 110		Email:
City: SANDIEGO	State: CA	Zip: 92122
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505-980-8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRACT H	Block:	Unit: 1
Subdivision/Addition: DURANGO	MRGCD Map No.:	UPC Code: 1-009-044-034-262-310-99
Zone Atlas Page(s): C-9	Existing Zoning: R-1B/R-1D	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 41	Total Area of Site (Acres): 11.41
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: WOODMONT AV	Between: RAINBOW BLVD	and: PASEO DEL NORTE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR 2018-001996		

Signature:	Date: 7.24.2020				
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

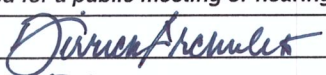
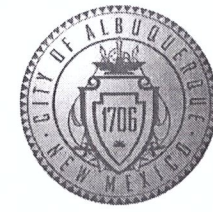
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

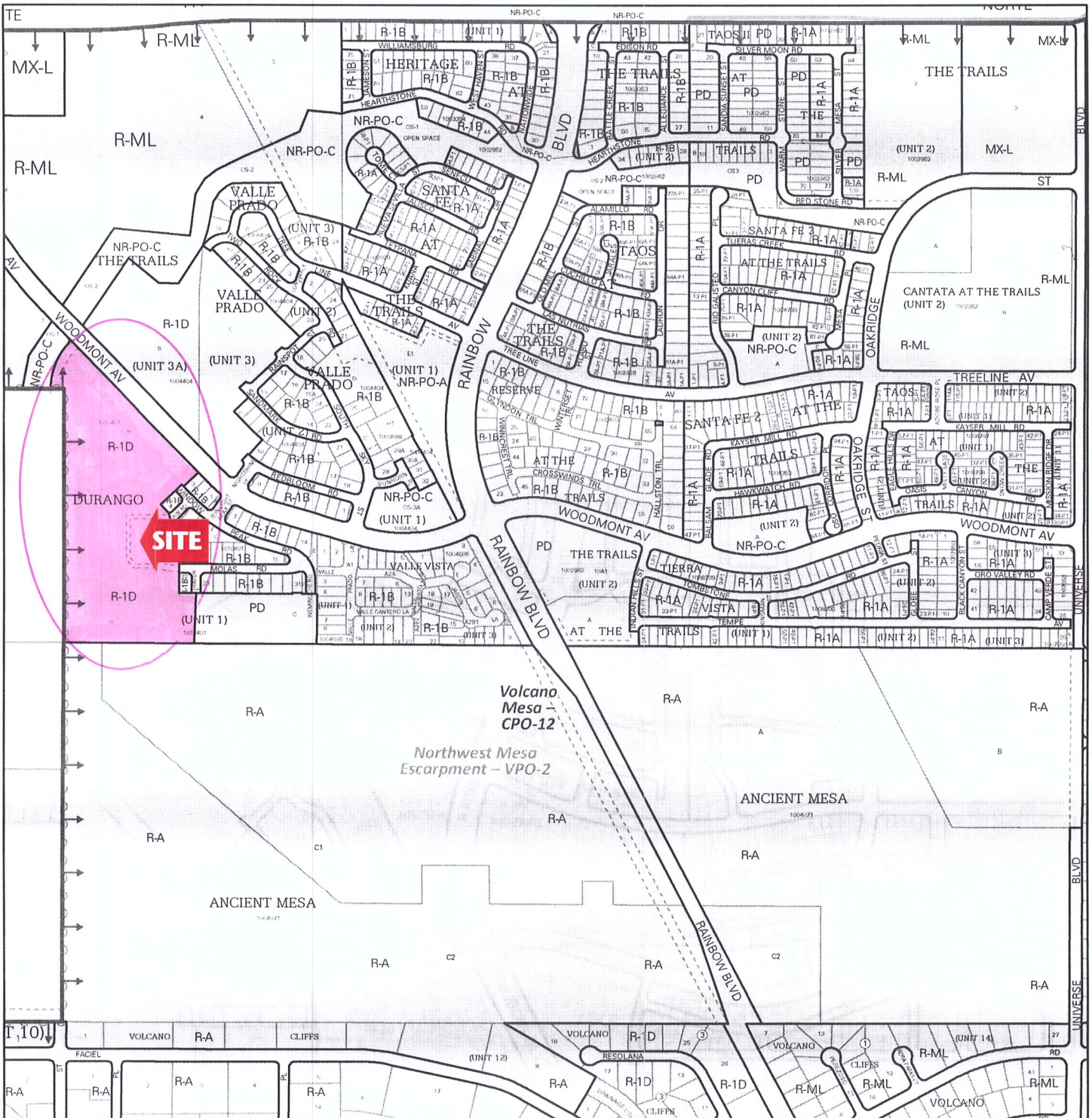
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

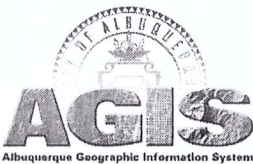
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature: 	Date: 7.24.2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

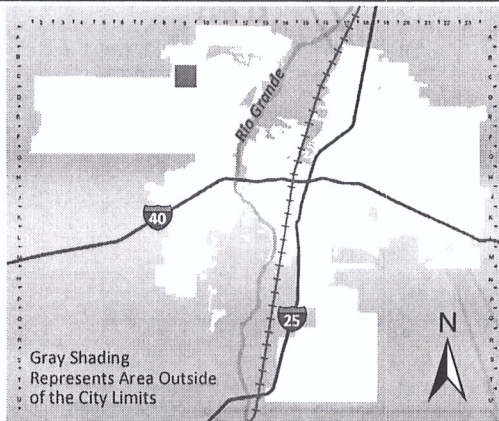


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

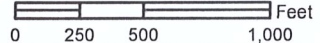


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

July 24, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 4 & 5)
PR 2018-001996 / SD 2019-00024 / VA 2019-00032 / VA 2019-00031 / SD 2019-00029 /
SD 2019-00025**

Ms. Wolfley and members of the Board:

I would like to request Final Plat review for a major subdivision for the above mentioned property.

Preliminary Plat was presented and amended by the DRB on August 14, 2019 which also included a temporary deferral of sidewalk, sidewalk waiver, vacation of public roadway easement and vacation of a public water and sanitary sewer easement.

The property owner would like to create a thirty-nine (39) lot and two (2) tract subdivision of existing Tract H, Durango Unit 1. The subdivision to be known as Durango Units 4 & 5, Unit 4 is proposing Lots 1 thru 20 and Tracts A & B and Unit 5 is proposing Lots 1 thru 19 on a total of 11.41± net acres on property zoned R-1B (Single-Family Residential – Medium Lot) and R-1D (Single-Family Residential – Extra Large Lot)

The Final Plat packet includes: proposed final plat, the Durango typical wall exhibit and Preliminary Plat Notice of Decision. The packet does not include the recorded IIA as it is in process and will be recorded prior to signature of the DRB Chair.

The property is currently vacant.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone, Volcano Mesa Character Protection Overlay Zone within the Northwest Mesa Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

RE: Durango Unit 3 and Durango Units 4 & 5 - FINAL PLAT

To Derrick Archuleta <arch.plan@comcast.net> Copy Cate Stansberry <cate@survtek.com> •
Kent Holland <kent@survtek.com>

Derrick,

Here is the perimeter wall detail. The IIA has not been recorded yet. I spoke to Shahab when we submitted Valle Prado and he said that they are not requiring the recorded IIA in order to accept the submittal. It just needs to be recorded prior to DRB chair signing the plat.

Let me know if you need anything else.

Thanks,

Scott Steffen | Price Land & Development Group

303 Roma Ave NW, Suite 110

Albuquerque, NM 87102

main: (505) 243-3949 | mobile: (505) 350-1087

ssteffen@pricedg.com

www.pricedevgroup.com



From: Derrick Archuleta <arch.plan@comcast.net>

Sent: Thursday, July 16, 2020 5:02 PM

To: Scott Steffen <ssteffen@pricedg.com>

Cc: Cate Stansberry <Cate@survtek.com>; Kent Holland <kent@survtek.com>

Subject: RE: Durango Unit 3 and Durango Units 4 & 5 - FINAL PLAT

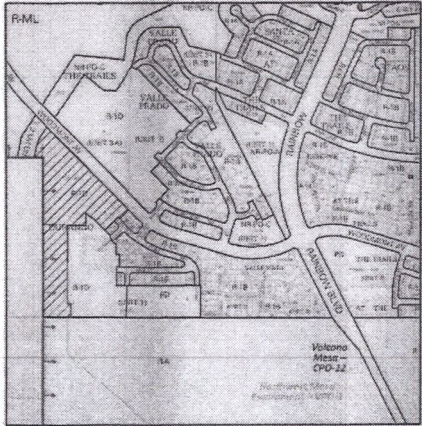
Good afternoon Scott:

In order for the City to accept Final plat approval.

Could you provide me with the following listed below and on the Final plat checklist for submittal.

- Copy of recorded Infrastructure Improvements Agreement
- Design elevations & cross sections of permitter walls

Thank you
Derrick



VICINITY MAP
Not To Scale

Zone Atlas C-9-Z

GENERAL NOTES

- Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-9-Z
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to show use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 39
- Total mileage of full width streets created: .50 miles
- Gross Subdivision acreage: 11.4165 acres
- Total number of Tracts created: 2

FLAT OF
DURANGO UNITS 4 AND 5
(BEING A REPLAT OF TRACT M-1, DURANGO UNIT 3)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2020

PROJECT NUMBER: PR-2018-001986

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date
7/11/20
New Mexico Gas Company _____ Date

Qwest Corporation d/b/a CenturyLink QC _____ Date

Comcast _____ Date

CITY APPROVALS:

Tom N. Rindler, P.S. 7/22/2020
City Surveyor _____ Date
Department of Municipal Development

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic, Engineering, Transportation Division _____ Date

ASCSWA _____ Date

Parks and Recreation Department _____ Date

MMAPCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance, that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMP S No. 8911



SHEET 1 OF 4

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein, to bury, sign, post (aboveground or subsurface), not tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easements or easement rights which may have been granted by prior plat, record or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create 39 new lots and 2 Tract as shown hereon.
- Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- Grant the new Public easements as shown hereon
- Show the easements vacated by SD-2019-00025, and SD-2019-00029.

PLAT OF
DURANGO UNITS 4 AND 5

(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2020

LEGAL DESCRIPTION

Tract H-1, Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ in Book _____ Page _____

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 thru 20, Durango Unit 4 and Lots 1 thru 19 and Tracts "A" and "B", Durango Unit 5 being a replat of Tract H-1, Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ in Book _____ Page _____ with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

PV DURANGO, LLC

By: Kevin Wechter
Kevin Wechter, Manager of Manager

07-14-20
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 7/14/20 before me, Joselin M.F. Mandelski
Notary Public

personally appeared Kevin Wechter, as Manager of Manager who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their individual and/or joint capacity, and that he/she/they executed the instrument for the purposes and on the date upon which the person(s) executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joselin M.F. Mandelski (Seal)



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat entitled "Durango Unit 1, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Book 2016C, Page 12.

Plat entitled "Durango Unit 3, within the Town of Alameda Grant, Projected Section 16, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ in Book _____ Page _____

DEDICATION

1. Tracts A and B are private Open Space Areas to be conveyed to the Trails Community Association, Inc. in fee simple and shall be maintained by the Trails Community Association, Inc.

**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0111G, Effective Date 09-26-2008.

SHEET 2 OF 4

SURV TEK

Consulting Surveyors
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone 505-897-3364
Fax 505-897-3377

PLAT OF
DURANGO UNITS 4 AND 5

(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

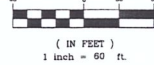
JULY, 2020

SEE SHEET 4

EASEMENT LEGEND

- A = New 10' Public Utility Easement granted by this plat.
- B = 25' Private Drainage Easement for the use and benefit of Lots 4-17, Unit 5 granted by this plat. Easement to be owned and maintained by the individual Lot Owners.
- C = 20' Waterline Easement granted to ABCMJA by this plat. (Hatched Area)
- D = Banket Public Drainage Easement granted to the City of Albuquerque by this plat.
- E = New 5' Public Utility Easement granted by this plat.

GRAPHIC SCALE



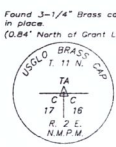
Albuquerque Central Survey
Monument "1100"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
Nor: 52,523.47
E: 148,655.03
Ground to grid factor: 0.99966360
Datum: Alaska - 0217628.88
Elevation: 524.85 (NAVD83)

Albuquerque Central Survey
Monument "302"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
Nor: 52,527.02 U.S. SURVEY FEET
E: 148,658.24 U.S. SURVEY FEET
Ground to grid factor: 0.99966850
Datum: Alaska - 0217628.77
Elevation: 524.52 (NAVD83)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	117.51	75.00	74.70	105.86	S44° 47' 15"E	89°46'24"
C2	119.69	150.00	63.24	116.54	S22° 57' 32"W	45°43'09"
C3	59.85	75.00	31.62	58.27	S22° 57' 32"W	45°43'09"
C4	68.99	110.00	35.67	67.86	N62° 08' 55"W	35°56'01"
C5	53.47	100.42	27.38	52.84	S75° 37' 16"E	30°30'17"
C6	95.91	93.50	52.65	91.76	S29° 17' 18"E	58°46'21"
C7	80.69	51.50	51.30	72.69	S44° 47' 15"E	89°46'24"
C8	41.09	51.50	21.71	40.01	S22° 57' 32"W	45°43'09"
C9	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C10	78.60	98.50	41.53	76.53	S22° 57' 32"W	45°43'09"
C11	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C12	59.22	25.00	61.44	46.31	S67° 57' 31"W	135°43'09"
C13	47.47	133.50	23.99	47.22	N54° 22' 04"W	20°22'19"
C14	22.29	25.00	11.95	21.56	S39° 00' 36"E	51°05'14"
C15	8.77	25.00	4.43	8.72	S3° 25' 08"E	20°05'44"
C16	86.52	126.50	45.03	84.85	S26° 13' 25"W	39°11'22"
C17	39.27	25.00	25.00	35.36	N89° 10' 54"W	90°00'00"
C18	39.27	25.00	25.00	35.36	N0° 49' 06"E	90°00'00"
C19	134.45	168.50	71.04	130.92	S22° 57' 32"W	45°43'09"
C20	256.74 (256.74)	351.33 (351.33)	134.41 (134.41)	251.07 (251.07)	S21° 04' 27"W (S21° 04' 27"W)	41°52'12" (41°52'12")
C21	37.61 (37.61)	25.00 (25.00)	23.39 (23.39)	34.16 (34.16)	N1° 05' 11"W (N1° 05' 11"W)	86°11'28" (86°11'28")
C22	31.06	25.00	17.89	29.10	S28° 57' 45"E	71°10'57"
C23	44.36	93.50	22.61	43.95	S14° 23' 05"E	27°11'06"

TRACT 5
BLACK RANCH
UNIT LATTICE



Found 3-1/4" Brass cap in place (0.84' North of Grant Line)

Found 5/8" Rebar and cap stamped 1.6 11184 (0.84' South of brass cap)

PLAT OF
DURANGO UNITS 4 AND 5

(BEING A REPLAT OF TRACT H-1, DURANGO UNIT 3)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

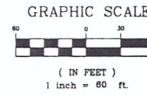
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2020



50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 60' Public Water and Sanitary Sewer Easement granted to NMU by plat filed December 21, 2007 in Plat Book 2007C, Page 352
Easements Vacated by SD-2019-00029 and SD-2019-0025, respectively.

N89°41'41"W 68.00'
(N89°41'41"W 68.00')
Found 5/8" Rebar and cap stamped "L.S. 7719"

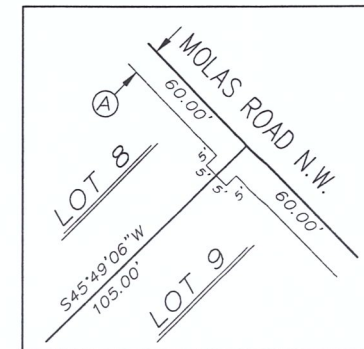
TRACT 5
BLACK RANCH

UNPLATTED
REVENUE/FTH NATIONAL MONUMENT

EASEMENT LEGEND

- (A) = New 10' Public Utility Easement granted by this plat.
- (B) = 25' Private Drainage Easement for the use and benefit of Lots 4-17, Unit 5 granted by this plat. Easement to be owned and maintained by the individual Lot Owners.
- (C) = 20' Waterline Easement granted to ABCRWA by this plat. (Hatched Area)
- (D) = Bi-lateral Public Drainage Easement granted to the City of Albuquerque by this plat.
- (K) = New 5' Public Utility Easement granted by this plat.

DETAIL A

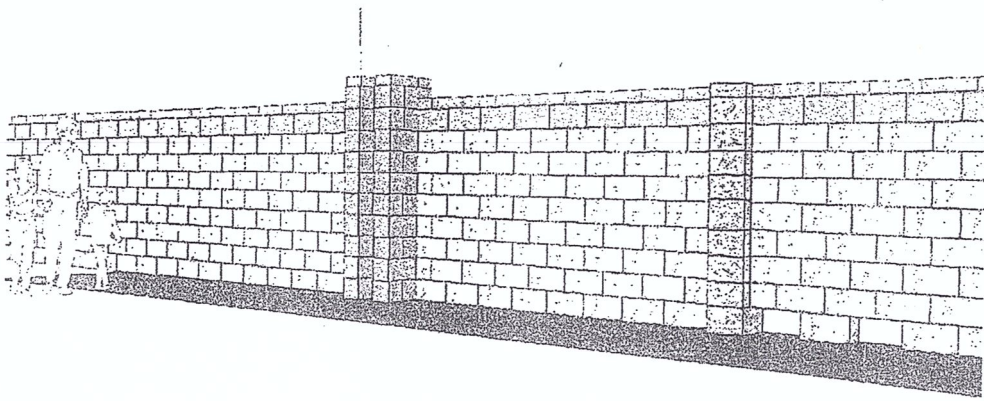


TYPICAL EASEMENT DETAIL AT LOT LINES

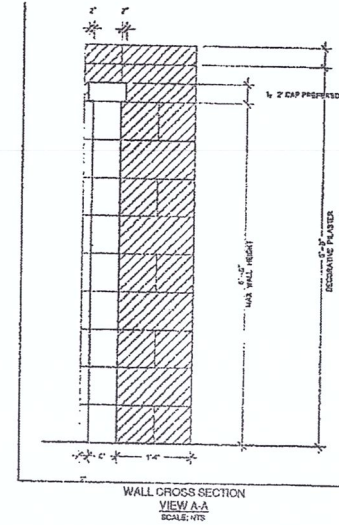
Not To Scale

SEE SHEET 3

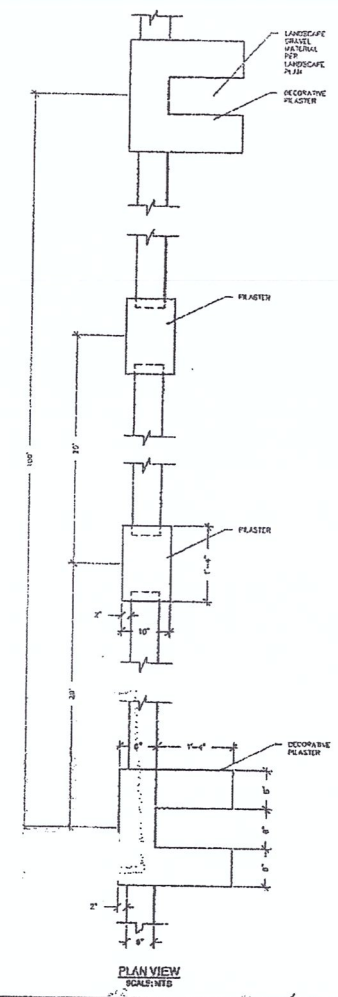
SHEET 4 OF 4



PERSPECTIVE WALL RENDERING
SCALE: 1/8"=1'-0"

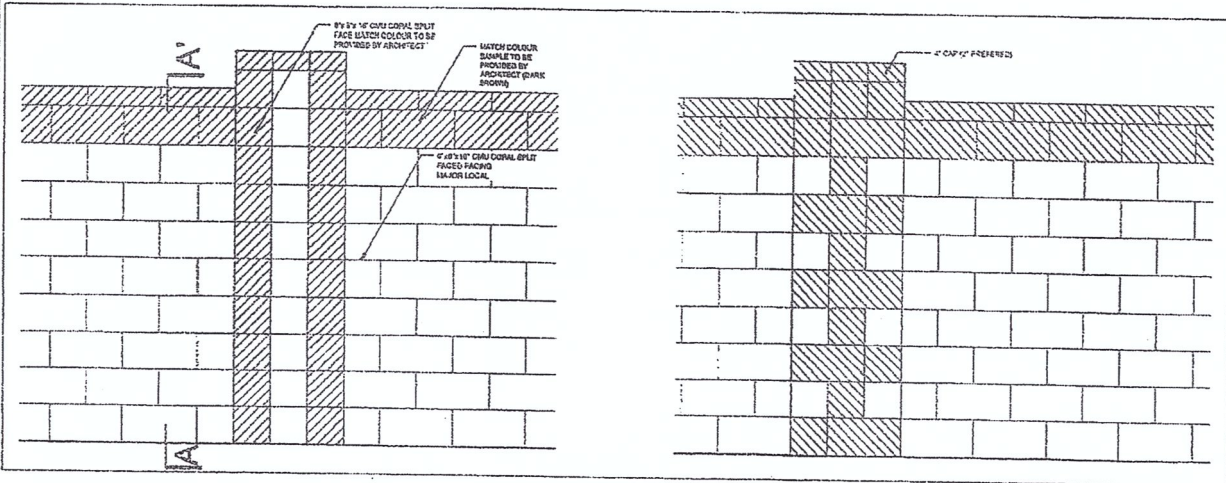


WALL CROSS SECTION
VIEW A-A
SCALE: 1/8"=1'-0"



PLAN VIEW
SCALE: 1/8"=1'-0"

NEAREST INTERSECTION:
WINDMOUNT AVE.
DANBURG STREET
ZONE ATLAS:
C-0-Z



WALL ELEVATION
SCALE: 1/8"=1'-0"

DURANGO

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO.	X5218108	DATE	JULY 2006
DRAWN	RM	PROJECT NO.		SHEET NO.	
CHECK	SJS		N/A		1 OF 2

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

August 16, 2019

PV Trails Albuquerque LLC
4350 La Jolla Village Drive
Suite 110
San Diego, CA. 92122

Project# PR-2018-001996

(1010401, 1004404)

Application#

SD-2019-00024 - PRELIMINARY PLAT

**VA-2019-00032 – TEMPORARY DEFERRAL OF
SIDEWALK**

VA-2019-00031 – SIDEWALK WAIVER

**SD-2019-00029 – VACATION OF PUBLIC
ROADWAY EASEMENT**

**SD-2019-00025 – VACATION OF A PUBLIC WATER
AND SANITARY SEWER EASEMENT**

LEGAL DESCRIPTION:

All or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 4 & 5), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 11.32 acre(s). (C-9)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with based on the following Findings and subject to the Conditions:

SD-2019-00024 - PRELIMINARY PLAT

1. This is preliminary plat (PP) for Durango Unit 4 + 5 to subdivide the approximately 11.32 acre subject site into 39 residential lots and 1 private tract. It will be developed in two phases to be known as Unit 4 + 5.
2. The PP will expire on August 14, 2020.
3. The site is zoned R-1B/R-1D and is a site plan that was originally approved by DRB on June 3, 2015 and amended (AA) on August 14, 2019.
4. All required notice was given as required by the IDO.

Official Notice of Decision

Project # PR-2018-001996 SD-2019-00024, VA-2019-00032, VA-2019-00031, SD-2019-00029, SD-2019-00025

August 14, 2019

Page 2 of 3

SD-2019-00029 – VACATION OF PUBLIC ROADWAY EASEMENT

SD-2019-00025 – VACATION OF A PUBLIC WATER AND SANITARY SEWER EASEMENT

1. This a request to vacate two existing easements on the site; 50' Public Roadway public roadway easement and a 68' Public Water and Sanitary Sewer Easement.
2. Per Section 14-16-6-6(K)(a), the applicant stated that the public welfare does not require that the public easements be retained as outlined in their justification letter dated January 18, 2019.
3. The vacations are delineated on Exhibit C and a copy is in the DRB file of record.
4. All required notice was given as required by the IDO.

Conditions:

1. A plat is required to complete the vacations. The plat must be recorded within one year of this action.

VA-2019-00032 – TEMPORARY DEFERRAL OF SIDEWALK

1. This is a request to defer the construction of sidewalk along the lot frontage until the construction of each home.
2. This avoids damage to the sidewalks during the construction of the home and lot.
3. The deferrals are delineated on Exhibit B and a copy is in the DRB file of record.

VA-2019-00031 – SIDEWALK WAIVER

1. This is a request to waive the side walk on the west side of Mancos Street.
2. Mancos Street is a single loaded street with lots fronting along the east side.
3. The sidewalk was originally shown along the west side to allow access to the Major Open Space but Open Space/NPS will not allow access in this area.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (*Preliminary Plats cannot be appealed according to the IDO*), you must do so within 15 days of the DRB's decision or by **AUGUST 29, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

Project # PR-2018-001996 SD-2019-00024, VA-2019-00032, VA-2019-00031, SD-2019-00029, SD-2019-00025

August 14, 2019

Page 3 of 3

Sincerely,

A handwritten signature in black ink, appearing to read 'Kym Dicome', with a horizontal line extending to the right.

Kym Dicome
DRB Chair

Cc: Price Land and Development Group 303 Roma Ave NW Suite 110 Albq NM 87109